| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230544166** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of June, 2023.<br><br>Notary Public<br>My Commission Expires: 05-05-2025 |

KAY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Karen Johnson Davidson County
Batch# 1019252 DEEDWARR
06/26/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20230626-0048596

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Erika Nelson Schappell, and<br>Matthew Watson Schappell<br>122 Blackburn Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>130-01-0-151.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jefferson Palmer Orr and Caroline Renfroe Orr, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Erika Nelson Schappell and Matthew Watson Schappell, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFERSON ORR AND LORI S. ORR, HUSBAND AND WIFE, AND JEFFERSON PALMER ORR AND CAROLINE RENFROE ORR, HUSBAND AND WIFE, AS AS JOINT TENANTS, by deed from COURTNEY COOPER JENRATH, of record in Instrument No. 20180103-0001051 , dated December 29, 2017 , said Register's Office.

Being further conveyed to JEFFERSON PALMER ORR AND CAROLINE RENFROE ORR, HUSBAND AND WIFE by quitclaim deed from JEFFERSON ORR AND LORI S. ORR, HUSBAND AND WIFE AND JEFFERSON PALMER ORR AND CAROLINE RENFROE ORR, HUSBAND AND WIFE , of record as Instrument No. 20210817-0111367, dated March 4, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 130-01-0-151.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

This is improved property located at 122 Blackburn Avenue Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of June, 2023.

Jefferson Palmer Orr

Caroline Renfroe Orr

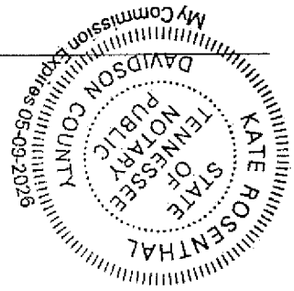
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jefferson Palmer Orr and Caroline Renfroe Orr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2023.

Notary Public

My Commission Expires: _____



**TRUE COPY CERTIFICATION**

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 26, 2023.

Signature
Date: June 26, 2023

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 26th day of June, 2023 personally appeared before me, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025